

010.0

0003

0011.0

Map

Block

Lot

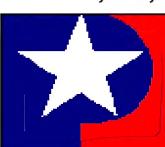
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,088,500 / 1,088,500
USE VALUE: 1,088,500 / 1,088,500
ASSESSED: 1,088,500 / 1,088,500
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12-14		AVON PL, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: HARDING LORI/GARY S		
Owner 2:		
Owner 3:		
Street 1: PO BOX 1111		
Street 2:		
Twn/City: WESTFORD		
St/Prov: MA	Cntry	Own Occ: N
Postal: 01886	Type:	

PREVIOUS OWNER

Owner 1: HARDING LORI -	
Owner 2: -	
Street 1: 14 AVON PL	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Old Style Building built about 1866, having primarily Aluminum Exterior and 2927 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7200	Sq. Ft.	Site			0	80.	0.88	1									508,798						508,800	

Total AC/HA: 0.16529

Total SF/SM: 7200

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 508,798

Spl Credit

Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	Sty Ht: 3 - 3 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 2	Rating: Very Good	A HBth:	Rating:		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	OthrFix:	Rating:												
Roof Struct: 5 - Mansard	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	OTHER FEATURES	Kits: 2	Rating: Very Good	A Kits:	Rating:	Frl:	Rating:	WSFlue:	Rating:					
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average		Location:		Exterior:		No Unit		RMS		BRS		FL					
Year Blt: 1866		Eff Yr Blt:		Interior:		1		11		5							
Alt LUC:		Alt %:		Additions:													
Jurisdct: G11		Fact: .		Kitchen:													
Const Mod:				Baths:													
Lump Sum Adj:				Plumbing:													
INTERIOR INFORMATION				Electric:													
Avg Ht/FL: STD				Heating:													
Prim Int Wal 2 - Plaster				General:													
Sec Int Wall:				Override:													
Partition: T - Typical				Total:		4.6 %											
Prim Floors: 3 - Hardwood				CALC SUMMARY		COMPARABLE SALES											
Sec Floors: 2 - Softwood				Basic \$ / SQ: 135.00		Rate		Parcel ID		Typ		Date		Sale Price			
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.00872910													
Subfloor:				Const Adj.: 1.01737344													
Bsmnt Gar:				Adj \$ / SQ: 138.544													
Electric: 3 - Typical				Other Features: 150000													
Insulation: 2 - Typical				Grade Factor: 1.00													
Int vs Ext: S				NBHD Inf: 1.00000000													
Heat Fuel: 1 - Oil				NBHD Mod:													
Heat Type: 3 - Forced H/W				LUC Factor: 1.00													
# Heat Sys: 1	% Heated: 100	% AC:		Adj Total: 607280		WtAv\$/SQ:		AvRate:		Ind.Val							
Solar HW: NO				Depreciation: 27935													
% Com Wal				Depreciated Total: 579345													
MOBILE HOME				Make:		Model:		Serial #		Year:		Color:		PARCEL ID 010.0-0003-0011.0			
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	7X32	A	FR	1960	3.92	T	51	104			400		400
More: N				Total Yard Items: 400				Total Special Features:				Total: 400					